

APPLICATION FOR LISTED BUILDING CONSENT

OFFICER DELGATED REPORT

APPLICATION REFERENCE:	PL/2026/03219
APPLICATION TYPE:	Listed building consent (Alt/Ext)
SITE ADDRESS:	Welsteads, Brickworth Road, Whiteparish, Salisbury, SP5 2QG
DESCRIPTION OF WORKS:	The proposals include essential maintenance works and repairs to the roof, windows and walls of the existing outbuilding which will be carried out on the basis of like-for-like replacement.
RECOMMENDATION:	Approve with Conditions

SITE DESCRIPTION/CONTEXT

Welsteads, together with Welsteads Cottage (to the rear) is a grade II listed building, listed in March 1960. The list description, a means to identify a building, reads as follows:

'Detached cottage, now two dwellings. Late C16 and early C17, 1980s additions. Square-panelled timber-frame with brick nogging, tiled roof, brick stacks. L-plan with 3-bay C16 south range, now Welsteads Cottage, baffle entry. One storey and attic, 3 windows to Welsteads Cottage; ledged door in C17 timber-framed porch to right, to left are two 2-light and one 4-light casements, attic has gabled dormer with 2-light and 3-light casements. North range of early C17, now No. 1 Welsteads has C20 extension with reused timbers in same style, to east, right return faces The Street with C20 casements. Rear has C20 door and casements, C20 gabled dormer to small extension at south end. Interior of south range has deeply chamfered beams with ogee stops, former hall with chamfered open fireplace lintel on brick jambs, planked doors with strap hinges and stairs on west side of fireplace. North range, formerly the service range has chamfered beams with runout stops on jowled posts, cambered open fireplace lintel on brick jambs'.

Within the garden of Welsteads is one half of a former outbuilding (washhouse). The other half being within the garden of Welsteads Cottage. As the building predates July 1948, it is deemed to be covered by the listing ie 'curtilage listed'.

Welsteads is within the Whiteparish conservation area.



PROPOSAL

The application is for the repair of the rear outbuilding (shared with Welsteads Cottage) which is in a poor state of repair. The proposals include:

Roof to be stripped and retiled;

Two existing windows to be replaced;

Repairs to the brickwork;

Regrouting the flintwork;

Replacement timber window and door.

The like-for-like repairs to the roof, brickwork and flintwork do not require consent, however, the replacement windows and door require listed building consent.

In more detail, the D&A Heritage statement says:

'Materials selected are to be like-for-like sympathetic to the listed building and its curtilage and do not distract from the existing historical features

- *The original openings for doors and windows will be maintained*
- *Existing materials will be carefully removed to ensure the integrity of the historic structure*
- *Any additional materials required to complete the repairs – i.e roof tiles/brick and flint will be sourced from salvage/recycling yards to match the originals*
- *It is noted that the roof structure is not formed in old or aged timbers – shallow pitch trusses are formed in regularized, sawn and planed timber of consistent size'.*



RELEVANT PLANNING HISTORY

Proposal / Summary
S/1983/0509 - Full planning permission Decision - Approved Date: 1/6/1983 – TWO STOREY EXTENSION TO EXISTING DWELLING
S/1983/0510 - Full planning permission Decision - Approved Date: 1/6/1983 – L/B APPLICATION - 2 STOREY EXTENSION TO EXISTING BUILDING CONSTRUCTED TO MATCH ORIGINAL STYLE AND METHOD
S/2009/1463 - Work to Trees in a Cons Area Decision - Approved Date: 6/11/2009 – REDUCE 3 X UNKNOWN SPECIES OF TREES (INDICATED AS T1, T2 AND T3) BY 30%
14/03237/TCA - Work to Trees in a Cons Area Decision - NOOBJECT Date: 2/5/2014 – T1, Silver Birch, reduce in height by 2m, reduce side growth by 1m, G1, group of Cypress and Lilac fell, H1, Hedgerow reduce in height by 0.5m, T2, Hawthorn reduce and reshape by approx 1.5m, T3, Goat Willow reduce and reshape by 2m, T4, Whitebeam reduce
S/2008/1286 - Work to Trees in a Cons Area Decision - Approved Date: 8/9/2008 – FELL SILVER BIRCH
14/01458/TCA - Work to Trees in a Cons Area Decision - NOOBJECT Date: 1/5/2014 – Crown reduce 1x Silver Birch, 1x Willow, 1x White Beam by 30% and thin the canopy. Crown reduce 1x Hawthorn by 30% and crown thin by 15%. Fell 1x Laburnum and remove conifer hedge
18/09754/LBC - Listed building consent Decision - Approve with Conditions Date: 20/11/2018 – Replacement of existing spiral staircases, new partition to create an en-suite and associated plumbing.
18/06819/TCA - Work to Trees in a Cons Area Decision - NOOBJECT Date: 8/8/2018 – Two unspecified trees - cut back branches overhanging into Ivyton to boundary
PL/2024/00907 - Notification of proposed works to trees in a conservation area Decision - No Objection Date: 26/2/2024 – 1 - unspecified tree - fell 2&3 - 2 x Willow trees - fell 4,5,6&7 - 4 x Beech trees - fell 8 - Silver Birch tree - cut back branches from overhead cables 9 - Elder tree - fell
ENQ/2026/00730 - PD Enquiries Decision - PP Required Date: 1/5/2026 – Essential maintenance to reconstruct an existing outbuilding.
14/04462/PREAPP - Pre-Application enquiry Decision - Pre-App Response Date: 8/7/2016 – Advice on listed building and site visit
14/07311/FUL - Full planning permission Decision - Approve with Conditions Date: 19/9/2014 – Demolition of existing conservatory, erect replacement extension, glazed link and entrance porch. Creation of new entrance
14/07313/LBC - Listed building consent Decision - Approve with Conditions Date: 19/9/2014 – Demolition of existing conservatory, erect replacement extension, glazed link and entrance porch. Creation of new entrance and internal alterations

17/06638/PREAPP - Pre-Application enquiry Decision - Pre-App Response Date: 11/8/2017 – The extension of a grade II listed house to incorporate a double height extension to enable a further bedroom to be added and a single storey kitchen/garden room extension along with internal re-ordering.
17/06659/FUL - Full planning permission Decision - Refused Date: 14/9/2017 – Demolish existing bungalow and construct new two storey house with single bedroomed annexe
17/11954/FUL - Full planning permission Decision - Approve with Conditions Date: 29/1/2018 – Demolish Woolaway bungalow and construct new 3 bed dwelling and single storey 1 bed annexe (Resubmission of 17/06659/FUL)
18/01241/FUL - Full planning permission Decision - Approve with Conditions Date: 15/3/2018 – Demolish Woolaway bungalow and construct new 3 bed dwelling and single storey 1 bed annexe (Resubmission of 17/11954/FUL)
18/06746/FUL - Full planning permission Decision - Approve with Conditions Date: 4/9/2018 – Construction of porch on rear.
19/08405/FUL - Full planning permission Decision - Approve with Conditions Date: 7/11/2019 – Erection of garage and the retrosective erection of a boundary fence
PL/2026/03219 - Listed building consent (Alt/Ext) – The proposals include essential maintenance works and repairs to the roof, windows and walls of the existing outbuilding which will be carried out on the basis of like-for-like replacement.
S/1983/0047 - Full planning permission Decision - Approved Date: 23/2/1983 – L/B APPLICATION-TWO STOREY EXTENSION ENLARGING KITCHEN AND BEDROOMS & INSERTING 3 DORMER WINDOWS
S/1983/0054 - Full planning permission Decision - Approved Date: 23/2/1983 – TWO STOREY EXTENSION AND INSERT DORMER WINDOWS
S/1984/0293 - Full planning permission Decision - Approved Date: 18/4/1984 – ERECTION OF GARAGE AND ALTERATION OF ACCESS
S/1984/0294 - Full planning permission Decision - Approved Date: 18/4/1984 – L/B APPLICATION - ERECTION OF GARAGE AND ALTERATION OF ACCESS
S/2003/2207 - Full planning permission Decision - Approve with Conditions Date: 15/12/2003 – REMOVAL OF THE EXISTING SINGLE SKIN PORCH AND ERECTION OF A CONSERVATORY
S/2003/2208 - Listed building consent Decision - Approve with Conditions Date: 15/12/2003 – REMOVAL OF THE EXISTING SINGLE SKIN PORCH AND ERECTION OF A CONSERVATORY
19/00800/ENF - Erection of fence over 1m high to front of property - Ivyton Brickworth Road Whiteparish Salisbury Wiltshire SP5 2QG – REMOVAL OF THE EXISTING SINGLE SKIN PORCH AND ERECTION OF A CONSERVATORY
19/00801/ENF - Erection of fence over 1m high to front of property - Welsteads Newton Lane Whiteparish Salisbury Wiltshire SP5 2SW – REMOVAL OF THE EXISTING SINGLE SKIN PORCH AND ERECTION OF A CONSERVATORY

RELEVANT LEGISLATION, POLICIES AND GUIDANCE

Legislation

From the point of view of the historic environment the main statutory tests are set out within the Planning (Listed Building and Conservation Areas) Act 1990. Section 16 requires that **special**

regard be given to the desirability of preserving listed buildings, their settings or any features of special architectural or historic interest which they possess.

Section 72(1) of the Planning (Listed Building and Conservation Areas) Act 1990 also requires the Council to pay special attention to the desirability of preserving or enhancing the character or appearance of designated Conservation Areas.

National Policy and Guidance

The National Planning Policy Framework (NPPF) sets out government policy, including in respect of the historic environment.

Section 16 of the NPPF ('Conserving and enhancing the historic environment') sets out the Government's high-level policies concerning heritage and sustainable development.

Paragraphs 213-215 of the NPPF require a balanced approach with any harm which would be caused being weighed against the potential public benefits which might be achieved. Paragraph 210 requires local planning authorities to take account of the desirability of sustaining and enhancing the significance of heritage assets and of new development making a positive contribution to local character and distinctiveness.

National Planning Practice Guidance provides guidance on interpreting the NPPF.

Historic England Advice Note 2: Making changes to Heritage Assets, illustrates the application of policies set out in the NPPF in determining applications for LBC (and planning permission).

Wiltshire Core Strategy:

Whilst not directly relevant to listed building consent applications, the below policies give an indication of the Council's approach to development affecting heritage assets:

- Core Policy 58 'Ensuring the conservation of the historic environment' requires that "designated heritage assets and their settings will be conserved, and where appropriate enhanced, in a manner appropriate to their significance."

ISSUES

Impact upon the preservation of the listed building or its setting or any features of special architectural and/or historic interest.

CONSULTATION RESPONSES

Whiteparish Council: no comment

REPRESENTATIONS

In accordance with the requirements of Section 5(1) of the Planning (Listed Buildings and Conservation Areas) Regulations 1990 (as amended) the application for listed building consent was publicised by way of:

- A site notice displayed near the site;
- An advertisement placed in the local press.

These methods were used to inform interested parties and to allow a statutory consultation period of **21 days** for representations to be submitted.

Below is a summary of the representations received during the consultation period. In accordance with the provisions of the *Planning (Listed Buildings and Conservation Areas) Act 1990*, only matters relevant to the consideration of the building's special architectural or historic interest have been taken into account in the assessment of this Listed Building Consent application.

No representations were received.

ASSESSMENT

In accordance with Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990, special regard has been given to the significance of the listed building, including its architectural and historic interest, and the desirability of preserving both the building and its setting. Relevant policies within the National Planning Policy Framework (NPPF), particularly Section 16: Conserving and Enhancing the Historic Environment, have also been taken into account. These policies require that any harm to the significance of a designated heritage asset must be clearly justified and weighed against the public benefits of the proposal.

In order to be acceptable, the application needs to be assessed against the following criteria:

Information considered/submitted

Paragraph 207 requires that applicants describe the significance of any heritage assets affected, including any contribution made by their setting. This should include sufficient information to provide a clear understanding of the significance of the heritage asset and its setting and the potential impact of any proposals on that significance.

The application was supported by a Heritage, Design and Access statement. However, paragraph 208 also provides for the local planning authority to make its own assessment of impact and the following heritage recommendations are offered on this basis.

Assessment of significance:

According to the National Planning Policy Framework (NPPF), significance is defined as:

“The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.”

Historic England further categorises significance into four key values:

- *Evidential* – the potential of the asset to yield evidence about past human activity.
- *Historic* – the ways in which the asset illustrates aspects of history.
- *Aesthetic* – the sensory and design qualities of the asset.
- *Communal* – the meanings and associations attached to the asset by people.

In this case, and in so far as it relates to the outbuilding, the significance of the building lies largely with ...

Its siting to the rear of Welsteads;

- That it forms one half of a longer building (the other half being owned by Welsteads Cottage);
- Its simple form, characteristic of a washhouse;
- The materials ie clay tile, brick and flint – being locally distinctive vernacular materials;
- The modest openings – indicative of its ancillary function.

Impact of proposals on the significance and setting of the building/structure:

Understanding the impact of proposed works on a listed building requires a careful and proportionate assessment of how those changes affect the asset's heritage significance and its setting. This includes both the physical alterations to the building itself and any changes to its spatial or visual relationship with surrounding structures or spaces.

The significance of a heritage asset is not static; it is shaped by its architectural, historic, and communal values, and by how these are experienced in context. Therefore, any intervention must be considered in light of the asset's identified significance, with attention given to both potential harm and benefits. Benefits may include repairs that support the long-term conservation of the building, improved energy performance, or enhanced public access and understanding.

This assessment is grounded in the statutory duty under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990, which requires special regard to be given to the desirability of preserving the building and its features of special interest. It is also informed by national policy, particularly paragraphs 212-221 of the National Planning Policy Framework (NPPF), and relevant local heritage policies and guidance.

The photos evidence the poor state of repair of the outbuilding. The proposals would be timely repairs to ensure that the building continues 'to be'. The repairs to one half of the building also ensure the preservation of the other half in separate ownership.

New door and window details have been supplied which are acceptable.

Impact on Ecology

While Sections 16 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 do not explicitly reference protected species, Local Planning Authorities have a statutory duty to consider potential impacts on protected species when determining applications. This

responsibility arises from broader environmental legislation and national planning policy, and must be taken into account where relevant.

		Y / N / NA
(a)	Does the site or proposed development possess/impact on any of the features where protected species are likely to be present (assessed against Natural England's standing advice) and where species are likely to be found?	N ¹
(b)	If yes, has a protected species survey been submitted?	
(c)	If yes, does the survey show a detailed consideration of ecological impacts, wildlife mitigation and the creation, restoration and enhancement of wildlife corridors to preserve and enhance biodiversity in accordance with the standing advice?	

CONCLUSION

The NPPF confirms that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). It makes clear that any harm to a designated heritage asset requires clear and convincing justification.

In this case the proposals will also result in considerable heritage benefits by virtue of the proposed investment in repair and upgrading which will help to secure the future of the building and allow it to continue as a useful ancillary structure.

The proposals will also enhance the setting of Welstead, Welsteads Cottage and the other half of the same building owned by Welsteads Cottage.

The proposals will preserve the character of the Whiteparish conservation area.

The proposals are therefore in accordance with Sections 16 and 72 of the Act, Chapter 16 of the NPPF and core policy 58.

RECOMMENDATION:

That Listed Building Consent be GRANTED, subject to the following conditions:

3 years LBC
Approved plans

¹ Listed building consent is required ONLY for the replacement windows and door